013.A	0001	0032.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	763,100	/	763,100
USE VALUE:	763,100	/	763,100
ASSESSED:	763,100	/	763,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		MARGARET ST, ARLINGTON

OWNERSHIP

Unit #: 32

Owner 1:	FARRAR CHRISTIAN T &
Owner 2:	GREULICH HEIDI E
Owner 3:	
Street 1:	32 MARGARET ST UNIT 32
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LOMBARDI KEITH E -
Owner 2:	-
Street 1:	32 MARGARET ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1927, having primarily Vinyl Exterior and 1861 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	763,100			763,100
Total Card	0.000	763,100			763,100
Total Parcel	0.000	763,100			763,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 410.05 | /Parcel: 410.05

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	271278
GIS Ref	
GIS Ref	
Insp Date	06/08/18

PREVIOUS ASSESSMENT

Parcel ID 013.A-0001-0032.0

!15165!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	763,100	0	.		763,100		Year end	12/23/2021
2021	102	FV	741,000	0	.		741,000		Year End Roll	12/10/2020
2020	102	FV	729,900	0	.		729,900	729,900	Year End Roll	12/18/2019
2019	102	FV	648,400	0	.		648,400	648,400	Year End Roll	1/3/2019
2018	102	FV	574,000	0	.		574,000	574,000	Year End Roll	12/20/2017
2017	102	FV	523,700	0	.		523,700	523,700	Year End Roll	1/3/2017
2016	102	FV	523,700	0	.		523,700	523,700	Year End	1/4/2016
2015	102	FV	476,500	0	.		476,500	476,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	20:16:59

LAST REV

Date	Time
11/10/21	08:55:39

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15165

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LOMBARDI KEITH	44872-258		3/25/2005		452,250	No	No		

USER DEFINED

Prior Id # 1:	9920
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/31/2021	1267	Solar Pa	20,000	C				
7/8/2019	998	Redo Bat	24,000	C				
9/30/2015	1445	Redo Bas	7,500		9/30/2015			Finish basement, f
10/16/2012	1326	Manual	1,500	C				
12/28/2010	2437	New Wind	4,105					repl 7 windows
4/25/2005	370	Dormers	26,000			G6	GR FY06	install hardwood f

ACTIVITY INFORMATION

Date	Result	By	Name
6/8/2018	Measured	DGM	D Mann
4/18/2013	Info Fm Prmt	EMK	Ellen K
3/6/2006	External Ins	BR	B Rossignol
11/14/2000	Hearing Chag	189	PATRIOT
3/31/2000	Inspected	264	PATRIOT
9/24/1999	Mailer Sent		
9/24/1999	Measured	163	PATRIOT
8/28/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7716													G7	1.		

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:	Spl Credit	Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GREEN
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	55.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		4.6 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.21421278
Const Adj.:	0.98000199
Adj $ / SQ:	362.929
Other Features:	90000
Grade Factor:	1.10
NBHD Inf:	0.94999999
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	799854
Depreciation:	36793
Depreciated Total:	763061

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 7	BRs: 3	Baths: 2	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	379.26
Special Features:	0	Val/Su Net:	410.05
Final Total:	763100	Val/Su SzAd	410.05

SKETCH

UnSketched SubAreas:
GLA: 1861,

Sum Area By Label :

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,861	362.930	675,411

Net Sketched Area:	1,861			Total:	675,411
Size Ad	1861	Gross Area	1861	FinArea	1861

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 013.A-0001-0032.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: